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THIS CONTRACT OF SALE, made this 20th day of July, 1972, by and between Janet Rae Dorcus Houck, individually, and Janet Rae Dorcus Houck, as next friend of, and for and on behalf of, Steven Michael Dorcus and Andrew John Dorcus, all of Henrico County, State of Virginia; Barbara M. Kreh, John C. Dorcus, Robert L. Dorcus and JoAnn D. Kehne, also known as Emma JoAnn Kehne, and John C. Dorcus and Emma JoAnn Kehne, Trustees under the Last Will and Testament of Lola A. Dorcus, deceased, Parties of the First Part, all of Frederick County, State of Maryland, and Earl Arthur Hoffmaster and Frances Virginia Hoffmaster, his wife, Parties of the Second Part, of Frederick County, Maryland,

Tra 23,909 County
WITNESSETH:
Exhibit "J"

That subject to the confirmation of this Contract by the

Circuit Court for Frederick County, Maryland, sitting as a Court of

Equity, the said Janet Rae Dorcus Houck, individually, and Janet Rae Dorcus

Houck, as next friend of, and for and on behalf of, Steven Michael

Dorcus and Andrew John Dorcus; Barbara M. Kreh, John C. Dorcus, Robert

L. Dorcus and JoAnn D. Kehne, and John C. Dorcus and Emma JoAnn Kehne,

Trustees under the Last Will and Testament of Lola A. Dorcus, deceased,

do hereby agree to sell unto the said Earl Arthur Hoffmaster and Frances

Virginia Hoffmaster, his wife, and the latter do hereby agree to purchase from the former,

All that lot or parcel of land situate on the east side of Main Street, in Woodsboro, Woodsboro Election District, Frederick County, Maryland, said lot fronting 66 feet, more or less, on said Main Street, and running back a depth of 247½ feet, more or less, to an alley in the rear designated as Lot #25 on the Plat of the Town of Woodsboro, as recorded in Liber W.R. No. 6, folio 313, one of the Land Records of the County aforesaid.

And being the same real estate described and conveyed in a deed from Joseph L. Shank to Charles W. Dorcus and Emma E. Dorcus, his wife, dated April 1, 1926, and recorded in Liber No. 358, folio 48, one of the Land Records of the County aforesaid; title to which said real estate vested absolutely in the